



PLANNING COMMISSION PUBLIC HEARING

September 20, 2006 - 6:00 p.m.
COUNCIL CHAMBERS, 7th Floor
AGENDA

1. CALL TO ORDER:

2. ROLL CALL:

3. CORRESPONDENCE RECEIVED:

4. COMMISSIONER COMMENTS:

5. POLICY/CODE STUDY SESSION:

a. **2006 Comprehensive Plan Amendments**

- a1.) **#2006-M-1** Map Amendment to change the designation from a combination of Neighborhood Commercial/Single Family with Neighborhood Commercial and R-8 split zoning to Neighborhood Commercial land use with Neighborhood Commercial zoning

STAFF PRESENTATION

AUDIENCE COMMENT **

- a2.) **#2006-M-2** Map Amendment to change the Kenneydale Blueberry Farm from Residential Low Density land use with Resource Conservation zoning to Residential Single Family land use with R-8 zoning or Low Density Residential land use with R-4 zoning
- a3.) **#2006-M-8** Map Amendment to consider changing the designation for a 49 acre area of Upper Kenneydale, south of NE 28th and NE 16th from I-405 to approximately the boundary of the Heritage Glen Subdivision from Residential Single Family with R-8 zoning to Low Density Residential with R-4 zoning.

STAFF PRESENTATION

AUDIENCE COMMENT **

- a4.) **#2006-M-3** Map Amendment to change the designation from Residential Single Family land use with R-8 zoning to Commercial Corridor land use with Commercial Arterial zoning on a 2.09-acre single family property

STAFF PRESENTATION

AUDIENCE COMMENT **

- a5.) **#2006-M-4** Map Amendment to change the designation from Residential Medium Density land use with R-10 zoning to Commercial Corridor land use with Commercial Office zoning for a 5.61-acre undeveloped property located just south of S 37th St and west of the dead-end at S 38th St, west of Talbot Rd

STAFF PRESENTATION

AUDIENCE COMMENT **

- a6.) **#2006-M-5** Map Amendment to change the following plats and parcels from Residential Single Family with R-8 zoning to Residential Low Density land use with R-4 zoning
- a) 18.8-acre Puget Colony Homes subdivision consisting of 61 lots located at SE 133rd St, SE 134th St, and SE 135th St, and SE 132nd St on the north and SE 136th St on the south. This area is located in Renton and would receive R-4 zoning
 - b) The nine lot Kimberly Lane subdivision to the immediate west on the north side of SE 136th St. These properties are in unincorporated King County and will not have zoning applied. Potential zoning upon annexation would be R-4.
 - c) 31-lot Hideaway Homes Sites subdivision on the south side of SE 136th St

STAFF PRESENTATION

AUDIENCE COMMENT **

- a7.) **#2006-M-6** Map Amendment to amend the boundary of the Center Village and Residential Medium Density land use designations in the Highlands Subarea

- a) Change from Center Village to Residential Multi-Family land use
 - Area south of Sunset Blvd/SR 900, east of Dayton Ave, north of NE 9th St and NE 9th Pl, currently zoned Residential Multi-Family. Zoning will remain Residential Multi-family but the land use would also become Residential Multi-Family
- b) Change from Residential Medium Density to Center Village in two areas

- Area currently designated Residential Medium Density with R-10 zoning that is north of 16th St between Harrington Ave and Kirkland Ave. The land use proposed is Center Village and the zoning would remain R-10
 - The parcels along Harrington Ave between 9th St and 7th St with frontage on Harrington Ave, currently designated Residential Medium Density with R-10 zoning, would extend the Center Village land use designation south to 7th St. The land use proposed is Center Village and the zoning would remain R-10
 - c) Change from Residential Medium Density with R-10 zoning to Residential Single Family with R-8 zoning
 - Area north of Sunset Blvd and west of Edmonds Ave. This area is currently zoned R-10 and developed with single family housing and would change to R-8
 - Area near Monroe Ave and Sunset Blvd. The properties on Monroe Ave are protected by covenant at their current level of intensity, which is approximately 6 units per acre. Zoning is currently R-10 and would change to R-8
- a8.) **#2006-T-2** Text Amendments to update the Land Use Element to reflect changes in the Center Village policies
- a) Amend Policy LU-318 to delete R-10 as an implementing zone and add R-14 as an implementing zone in the Center Village and clarify that the RM zone with suffixes can implement Center Village
 - b) Amend Strategy 319.2 to call for preparation of a subarea plan rather than a redevelopment plan to implement the Center Village land use concepts and provide that the phasing of the Plan is expected to occur within a two to five year period from the 2004 GMA Update
 - c) Amend Strategy 319.3 to delete a statement that areas east of Edmonds Ave and north of Sunset Blvd currently zoned Residential Multi-Family are to remain in residential use and the area north of 12th St currently zoned R-10 is to remain in residential use

STAFF PRESENTATION
AUDIENCE COMMENT **

- a9.) **#2006-M-7** Map Amendment to change the designation of two ± 1.5-acre parcels at the southwest corner of 152nd Ave SE and the Renton-Maple Valley Highway (SR 169), the former Aqua Barn site, from Residential Low Density with potential R-4 zoning upon annexation to Commercial Corridor with potential Commercial Arterial zoning and a Map Amendment to change the designation of three parcels ranging in size from 3.7-acres to 14-acres to the south of two above referenced parcels of the former Aqua Barn site, from Residential Low Density with R-4 zoning upon annexation to Residential Medium Density with potential R-14 zoning
- a10.) **#2006-T-5** Text Amendment to update the Land Use Element to allow Residential Manufactured Home zoning to be an implementing zone with the Residential Low Density land use designation. Policy text amendments are proposed to provide a density exception and mapping policy for existing manufactured home parks in the City's lowest density residential designation, Residential Low Density. This is a citywide amendment but the change in policy would apply primarily to the Potential Annexation Area, specifically in the Maplewood Addition Annexation

STAFF PRESENTATION
AUDIENCE COMMENT **

- a11.) **#2006-T-1** Text Amendment to update the Capital Facilities Element to incorporate adoption of Kent and Issaquah School District Capital Facilities Plans
- a12.) **#2006-T-3** Text Amendment to update the Land Use and Community Design Elements with housekeeping changes
- a13.) **#2006-T-4** Text Amendment to update the Transportation Element to reflect changes in the capital projects list

STAFF PRESENTATION
AUDIENCE COMMENT **

6. COMMISSIONER COMMENTS:

7. ADJOURNMENT:

** Those wishing to address the Planning Commission must complete a "Request to Speak" form located next to the agendas at the back of the room and return it to the Recording Secretary. Speakers will be called upon by the Chair. Each speaker is allowed three (3) minutes.

Additional information can be found online at www.ci.renton.wa.us/ednsp/pcinfo.htm